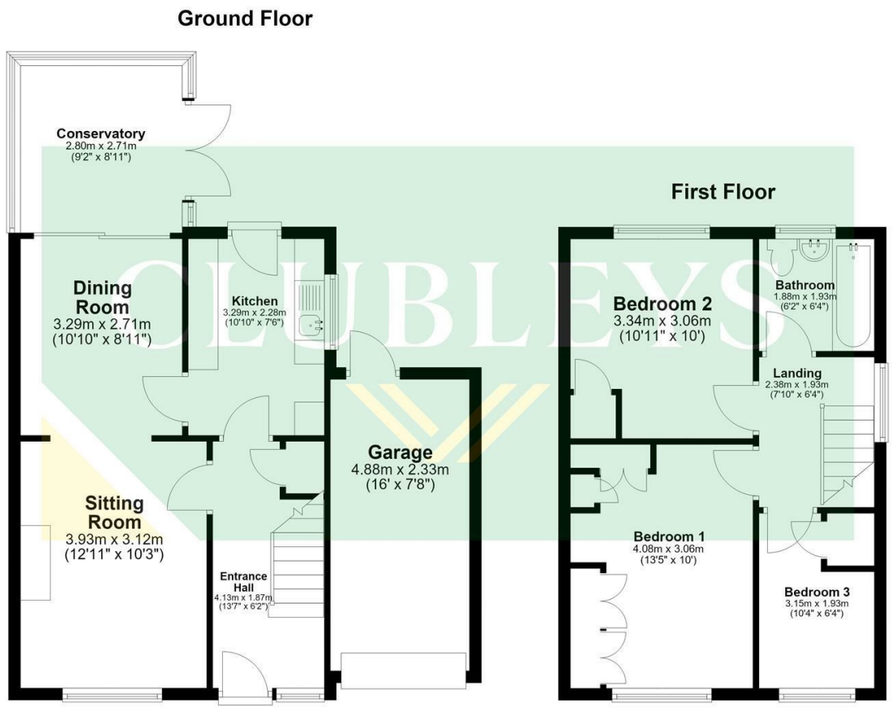


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

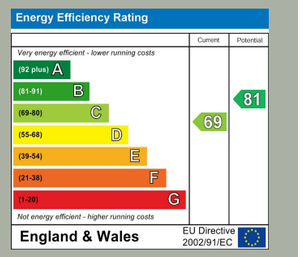
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

14, Moorfield Way, Wilberfoss, YO41 5PL
£240,000

Immaculately presented, this three bedroom semi-detached home is offered to the market with no onward chain.

The accommodation comprises an entrance hall, sitting room, separate dining room, conservatory and kitchen. To the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from gardens to both the front and rear, off-street parking and a garage.

The property has been exceptionally well maintained throughout, whilst offering scope for cosmetic updating.

Viewing is highly recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.

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Tenure: Freehold
East Riding of Yorkshire
Band: B

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ENTRANCE HALL
1.87m x 4.13m (6'1" x 13'6")
Entered via a UPVC front entrance door with opaque side panel, stairs to the first floor accommodation, under stairs cupboard, dado rail, wall light point, coving to the ceiling, and a radiator.

SITTING ROOM
3.92m x 3.12m (12'10" x 10'2")
Double glazed window to the front elevation, gas fire, two wall light points, coving to the ceiling, and a radiator.

DINING ROOM
2.71m x 3.31m (8'10" x 10'10")
Double radiator, coving to the ceiling, and a sliding door leading to the conservatory.

CONSERVATORY
2.80m x 2.78m (9'2" x 9'1")
UPVC construction, double doors to the side elevation, and laminate flooring.

KITCHEN
3.29m x 2.28m (10'9" x 7'5")
Matching arrangement of floor and wall cupboards, working surfaces incorporating sink unit with mixer tap, plumbing for a washing machine, coving to the ceiling, tiled flooring, UPVC rear door, and a double glazed window to the side elevation.

LANDING
2.38m x 1.94m (7'9" x 6'4")
Double glazed window to the side elevation, coving to the ceiling, dado rail, and access to the loft.

BEDROOM ONE
4.05m x 3.06m (13'3" x 10'0")
Fitted wardrobes and dressing table to one wall, coving to the ceiling, radiator, and a double glazed window to the front elevation.

BEDROOM TWO
3.32m x 3.08m (10'10" x 10'1")
Double glazed window to the rear elevation, fitted cupboard, coving to the ceiling, and a radiator.

BEDROOM THREE
3.14m x 1.95m (10'3" x 6'4")
Double glazed window to the front elevation, fitted cupboard, coving to the ceiling, and a radiator.

BATHROOM
1.92m x 1.86m (6'3" x 6'1")
Fitted suite comprising bath with mixer tap and shower over, low flush WC, hand basin, chrome ladder style radiator, fully tiled, and a opaque double glazed window to the rear eevation.

GARAGE
4.88m x 2.33m (16'0" x 7'7")
Up and over garage door, with personal rear door.

OUTSIDE
Enclosed rear garden, mainly laid to lawn with patio seating area, variety of plants, greenhouse and a garden shed.
To the front of the property is a lawned garden and driveway leading to the garage.

ADDITIONAL INFORMATION

APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains Gas, Water, Electricity and Drainage.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.